MINUTES OF THE MEETING OF
THE METROPOLITAN BUILDING COMMITTEE
Wednesday, 26 October, 1966, 12:30 P.M.
Room 252 - 1441 Drummond St.

ATTENDANCE: Mr I.R. Tait, Chairman, Messrs. R.E. Heartz, W.D. Robb, C.A. Colpitts, H. Umphrey, N. Wrightson, R. Rogers, A.E. Sargent, R. Bannerman, J.A. Hastings, S. Steele, E. Smith and R.S. Whittingham.

REGRETS: Messrs F.F. Fulton, W.E. Adkins, R.C. Rae, F.G. Hubbard.

INVOCATION: The invocation was given by Mr R.S. Whittingham.

MINUTES: The Minutes of the meeting held on 13th July, 1966, having previously been circulated, were taken as read and upon motion by Mr R.E. Heartz and Mr H. Umphrey were accepted as a correct record of that meeting.

H.F. HALL BUILDING PROGRESS REPORT:

Perini and Wilson Contracts.

Mr A.E. Sargent reported that the building was now virtually complete, excepting for deficiencies and the proving-out of the mechanical equipment. It was noted that the balancing of air conditioning will be continuing for some months. Deficiencies in five labs on the ninth floor are presently receiving attention - all other labs are fully operational. Since the change of supervision on the Wilson Contract, some six weeks ago, the efficiency on these operations has been much improved. It is expected that the Wilson Contract will be complete by mid November, but pressure will be necessary to achieve this objective. Building deficiencies on the general contract are to be cleared by the end of October, except for the major changes involving the escalator, which should be completed by mid November, and the communications centre which should be complete by the end of November.

Ratification of Change Orders.

It was reported that change orders presently outstanding numbered two on the Wilson Contract and 12 on the Perini Contract. A statement of change orders approved since the last meeting, copy of which is attached to and forms a part of these Minutes, was reviewed. Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

that such change orders be and they are hereby ratified and accepted as forming a part of the total contract position on both contracts.

It was acknowledged that the delay in completion of laboratory facilities in the H.F. Hall Building had caused substantial inconvenience to University faculty and staff and that a high order of tolerance and co-operation had been exhibited by all concerned.

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RENOVATIONS TO THE NORRIS BUILDING:

Good progress is being maintained on the renovations to the Norris Building which are expected to be complete by mid November. Some difficulties have been encountered with the provision of air conditioning on the second floor in that the proposed installation was not acceptable to the Registrar. Present plans call for one eleven ton and one fifteen ton refrigeration unit which it was felt would provide adequate temperature control. It was noted that an additional $20,000.00 would be necessary to provide the type of air conditioning requested for the second floor. Discussion revealed that this could probably be effected at a leter date at less cost. Therefore, upon motion duly made and seconded, it was

UNANIMOUSLY RESOLVED

to defer the installation of the type of air conditioning requested by the Registrar and to proceed on the basis of the present plans.

DOWNTOWN BOILER ROOM FACILITIES:

It was reported that the installation of a Vickers oil fired boiler in the basement of the Drummond Street property was almost complete. Work is continuing on a satisfactory basis and steam could be raised immediately if an emergency made this necessary, however, automatic controls were not yet fully available.

REPAIRS AND RENOVATIONS TO BRANCH BUILDINGS:

A review of the most urgent repairs required to branch buildings has been completed and revealed expenditures totalling $27,000.00, of which $24,500.00 has been committed involving miscellaneous improvements to all branch buildings. The major item of repair concerned ventilation to the Downtown Building Physical Department which is in process.

The Chairman reported that a meeting had taken place between himself, the architects, engineers, and Notre Dame de Grace staff, in connection with the circulation of air in the N.D.G. Building. The engineers had devised a schedule involving five different phases, for a total cost of $69,700.00. It was the opinion of the architects that this quotation would soon become invalid due to rising costs and that action should be implemented as soon as possible. It was felt that the gymnasium was the most urgent and costs were estimated at approximately $30,000.00.

RENOVATIONS TO NINTH FLOOR RESIDENCE BUILDING:

It was reported that the Finance and Property Committee had agreed to make available the necessary funds to renovate and refurnish the ninth floor of the Residence Building. After due consideration and upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

to authorize the placing of a contract for the above renovations,

such contract to be with the same contractor and upon the same basis as previously entered into for the renovations of the tenth and eleventh floors during the Fall of 1965.

DEVELOPMENT OF ILE PERROT PROPERTY:

A plan for the development of the Ile Perrot Property as a Summer camp and trailer site, initially to provide such facilities during the Expo period, and subsequently to provide an expanded day camp facility for the total Association, was presented by Messrs S. Steele and R. Bannerman of the Lakeshore Branch. Details of the plan, specifications and costs were examined and it was noted that the Finance and Property Committee had agreed to make provision for a loan of $65,000.00 to the Lakeshore Branch for this undertaking. It was stated that if the proposed facilities are utilized only to the extent of 40% of total capacity during the period of Expo, it was anticipated that approximately two thirds of the capital investment could be recovered during that period. Due to high installation costs electric wiring was to be made available to only thirty of the ninety trailer sites. Upon enquiry as to the possible future financial position of these facilities it was stated that present experience indicates that Summer camping operations in the Lakeshore area will be either a break-even or surplus operation. Upon motion of Messrs. R. Heartz and C.A. Colpitts it was

UNANIMOUSLY RESOLVED

to grant authority to the Chairman to sign a contract with the H.C. Johnston Company, in accordance with details submitted to this meeting, such contract to have an upset price of $65,000.00 and to include a combined 10% fee to the contractor, and the architect, Mr Hugh Valentine. It was agreed that progress payments on the abovementioned contract would be subject to the approval of the architect. Authorization was also granted to have the Ile Perrot site surveyed by a Quebec Land Surveyer, at a cost not in excess of $800.00, which cost to include the provision of a Certificate of Location.

RESIDENCE TELEPHONE FACILITIES:

It was noted that the Finance and Property Committee had authorized finances to be made available, not in excess of $2,000.00 per annum, for the provision of improved telephone facilities in the Downtown Residence. Such facilities would enable direct dialling of local calls and the automatic recording of such calls for improved efficiency at the Residence Desk checking-out operation. Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

to authorize the placing of a contract with the Bell Telephone Company for the modernization of the Residence telephone service as indicated above.

TERMINATION OF MEETING:

There being no further business for consideration, the meeting was declared terminated at 2:30 P.M.

Chairman

Secretary.